



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Development Impact Mitigation Fee Credits for Lodi Town Plaza  
(Target Development, 2375 West Kettleman Lane)

**MEETING DATE:** January 20, 1993

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council review the request and take the appropriate action.

**BACKGROUND INFORMATION:** The developers of the Lodi Town Plaza Shopping Center have requested that the cost of some of their public improvements be credited toward impact mitigation fees, specifically the cost of a 10-inch water main crossing at Kettleman Lane and the traffic signal at Tienda Drive and Kettleman Lane. The project and related improvements are shown on Exhibit A. Normal development requirements include the installation of all these improvements. The City pays for certain improvements if they are included in the Development Impact Mitigation Fee Program. Very briefly, that Program, which was adopted as part of the 1991 General Plan Update, identified major facilities needed to serve new development and spread the cost of those facilities over the entire area to be developed in the form of an acreage fee. As it relates to this project the Program included the master storm drain and street work in excess of 34 feet. These costs will be credited toward the project's appropriate impact fees.

After reviewing the City's requirements and meeting with staff to discuss developer versus City responsibilities, the developers requested that the following two items be included in the impact fee credit.

- 1) Traffic signal at Tienda Drive and Kettleman Lane, total cost \$120,000  
- This signal was originally planned as part of the Wal-Mart Project. Their traffic study indicated that a signal would be needed to provide proper access. Caltrans would not approve the signal until it was needed, based on volumes and/or accidents, and questioned whether they would approve a signal at a private driveway. Wal-Mart presently has a bond posted for the full cost of the signal. With the Target Project on the north side of Kettleman Lane and planning for future development, the City adopted the plan for Tienda Drive which would intersect Kettleman Lane immediately across from the Wal-Mart driveway and provides for a signal at this intersection. Staff felt that this signal would then be installed by the Target Project and the cost shared with the Wal-Mart Project and possibly other adjacent properties.

APPROVED

THOMAS A. PETERSON  
City Manager



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The Target developers pointed out that with Tienda Drive, this signal has as much City-wide benefit as the other signals that are included in the Streets Fee Program. Staff admitted that if the General Plan and circulation study had identified the collector street and the signal, it most likely would have been included in the Fee Program. However, staff also indicated a decision on this would be needed by the City Council.

The Council should be aware that a credit for the signal plus the other street credits will exceed the street fees for the first phase of the Target Project and that there are insufficient funds in the Street Fee account to pay the difference. If Council wishes to approve this request, it is recommended that the credit be limited to the amount of fees and that the difference be applied as fee credits to subsequent phases of the project. This will have a minor effect on the Street Impact Fee which will be addressed at the February 3, 1993 Council Meeting as a part of the scheduled fee update hearing.

- 2) Kettleman Lane 10-inch water crossing at Tienda Drive - The City's Water Development Impact Mitigation Program and Ordinance (LMC 13.08.140) provides for half the cost of "major crossings", such as Highway 12. The other half is the developer's responsibility. In order to serve the project, the developer will be installing two connections to the existing 10-inch water main on the south side of Kettleman Lane. Neither crossing is shown on the City's Master Water Plan. Thus, staff could not approve water impact fee credits for either crossing.

The westernmost crossing is being installed to avoid making a connection at Lower Sacramento Road due to right-of-way and utility restrictions. The second crossing is at Tienda Drive and will extend to the end of the street within the Target Project. Given the size of the existing parcels and their probable development patterns and the overall benefit to the water system, it is reasonable to include 50% of the second crossing in the Fee Program. This cost to the Program is approximately \$7,000. This has a negligible effect on the Water Impact Fee.

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January 20, 1993  
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Recommendation

Staff has no major problem with either request. Should the Council wish to approve them, it is recommended that, by motion action, staff be directed to include the credits and other appropriate wording in the Improvement Agreement for the Project.

FUNDING: Water and Streets Development Impact Fee funds.

  
Jack L. Ronsko  
Public Works Director

Prepared by Richard C. Prima, Jr., Assistant City Engineer

JLR/RCP/lm

Attachment

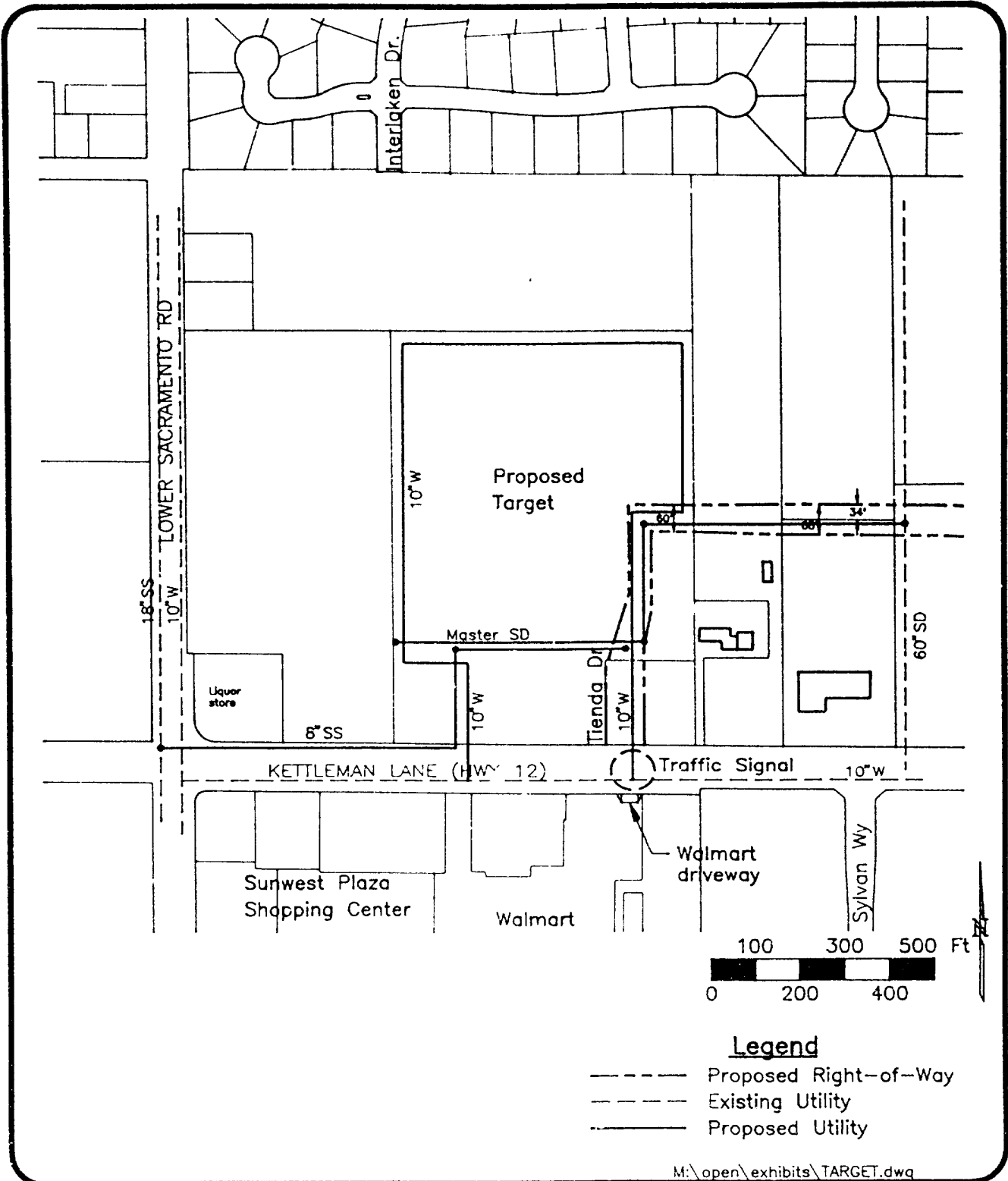
cc: Browman Development Company, Inc.  
Target Stores  
Riley-Pearlman  
Wal-Mart



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## TARGET PROJECT PUBLIC IMPROVEMENTS



CITY COUNCIL

PHILLIP A. PENNINO, Mayor  
JACK A. SIEGLOCK  
Mayor Pro Tempore  
RAY G. DAVENPORT  
STEPHEN J. MANN  
JOHN R. (Randy) SNIDER

# CITY OF LODI

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P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

January 13, 1993

THOMAS A. PETERSON  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
BOB McNATT  
City Attorney

Riley/Pearlman Company  
11640 San Vicente Blvd., Ste. 202  
Los Angeles, CA 90049

**SUBJECT: Development Impact Mitigation Fee Credits for Lodi Town Plaza  
(Target Development, 2375 West Kettleman Lane)**

Enclosed is a copy of background information on an item that will be discussed at the City Council meeting on Wednesday, January 20, 1993, at 7:30 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street. You are welcome to attend.

If you wish to communicate with the City Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Richard Prima or me at (209) 333-6706.



Jack L. Ronsko  
Public Works Director

JLR/lm

Enclosure

cc: City Clerk ✓

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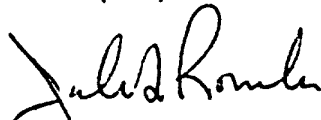
Wal-Mart Stores, Inc.  
Attn: Larry Evinger  
701 S. Walton Blvd.  
Bentonville, AR 72716-0480

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January 13, 1993

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BOB MCNATT  
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Target Stores  
Attn: Hans Kuhlmann  
P. O. Box 1392  
Minneapolis, MN 55440-1392

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THOMAS A. PETERSON  
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JENNIFER M. PERRIN  
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BOB McNATT  
City Attorney

Browman Development Company, Inc.  
Attn: Darryl Browman  
100 Swan Way, Suite 206  
Oakland, CA 94621-1459

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